

Plans, Master Plans and Amendments

Report to the Board September 13th 2013 through November 20th 2013

Municipality	Borough of Chatham
Document	2013 Land Use Element Amendment
Public Hearing	November 13, 2013
Summary	Amendment to address key land use issues identified in the 2006 Master Plan Re-examination Report concerning the M-1 and M-3 Zoning Districts.

- This land use amendment addresses three areas of emphasis. These include: 1) the River Road/Watchung Avenue “Gateway Area” encompassing the River Road Industrial (M-3) District and the Watchung Avenue frontage from the Passaic River to the NJ Transit rail overpass; 2) the Commerce Street/Summit Avenue Industrial (M-1) District; and, 3) several isolated lots that are Borough-owned and recommended for rezoning for Conservation.
- A variety of industrial uses exist in the M-3 District. Examples include: Burling Instrument, National Manufacturing, an oil company, two bus companies, and a self storage business. Other commercial, retail and office uses are also present. The M-1 District also contains commercial uses such as lumber/hardware stores, a car dealership, deli, dry cleaners, and professional offices.
- The amendment recommends a broadening of permitted uses to expand revitalization potential in this area. The amendment also calls for the development of standards to better manage outdoor storage of materials and equipment. Outdoor storage is prevalent in the area, despite its prohibition. The amendment calls for new screening/buffering requirements, and would require such storage to have a clear accessory relationship to the principal use on any property.
- A “Gateway Overlay District” is proposed in a portion of the River Road/Watchung Ave. area to provide greater flexibility as to permitted uses and opportunities for larger scale pedestrian oriented mixed-use development. The amendment calls for incorporating “Complete Streets” measures to better balance and accommodate the needs of all roadway uses. New building and streetscape design standards are also recommended. For other areas of River Road outside the “gateway district” other standards are recommended concerning parking location, outdoor storage, and the incorporation of two family and multifamily developments as permitted or conditional uses.
- Recommendations for the Commerce Street M-1 District would widen the range of permitted commercial uses, improve site circulation and access, better manage outdoor storage, encourage shared parking and formalize various rights-of-way to ensure emergency access and facilitate pedestrian access.
- Two Borough-owned parcels are proposed for rezoning as part of the Conservation District, i.e., Block 35, Lot 54 on Yale Street and Block 37, Lot 54 at Center Ave. and Princeton St.

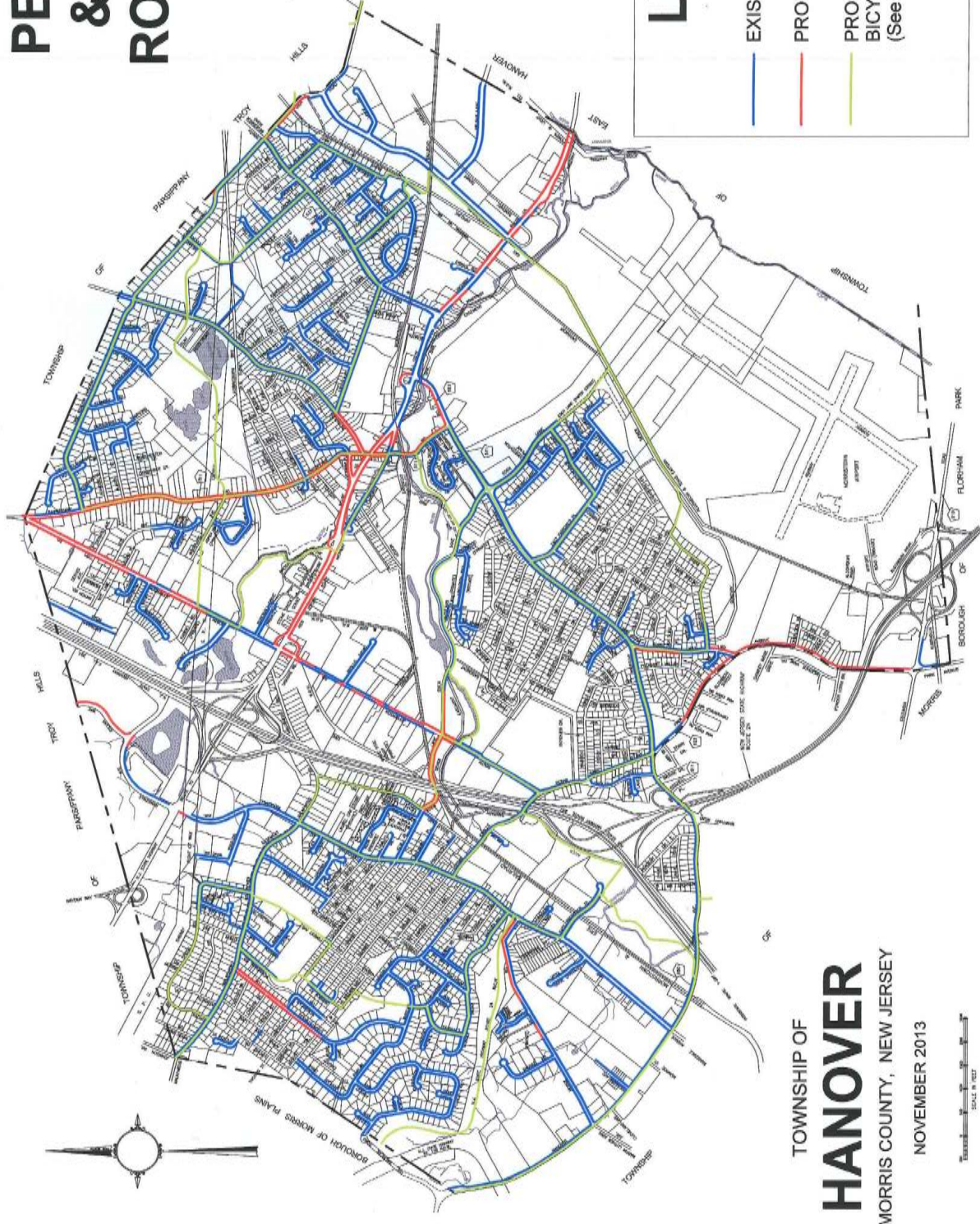
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Municipality	Township of Hanover
Document	Township of Hanover Master Plan
Public Hearing	November 12, 2013
Summary	Amendments to the Land Use Plan, Circulation Plan and Open Space Plan and incorporation of a Pedestrian and Bicycle Connectivity Framework Plan.
<ul style="list-style-type: none"> ▪ The land use plan incorporates a new WC (Whippany Center) Mixed Use Planned Development District at the intersection of Route 10 and Troy Hills Road. The purpose of this district is to replace current obsolete / underutilized property with a mixed use planned commercial development including small to medium scale retail sales, professional offices and other commercial establishments providing local goods and services, and including a up to 46 residential units, with an affordable component. ▪ The Circulation Plan and Open Space Plans are amended to reference the Pedestrian and Bicycle Connectivity Framework Plan, incorporated as an appendix to the Circulation Plan. ▪ The goals of the new Connectivity Framework Plan are to interconnect the Township's greenways, parks and open spaces, including "Patriots Path," promote economic growth by capitalizing on Hanover's outdoor amenities, encourage walking and bicycling, reduce vehicular congestion and promote Hanover as "A Healthy Community." Connections are proposed in four phases, linking "key attractors" such as corporate parks, commercial parks, parks/open space and schools. ▪ The Patriots Pathway will provide the primary north-south spine and the Plan recommends working with the County to upgrade segments of the Patriots Path. Further connections are proposed to Morristown, Frelinghuysen Arboretum, Morris County Library, Community Gardens, Central Park, Veterans Park, Municipal Campus, Bee Meadow Park, Bee Meadow School, Troy Meadows and East Hanover. The east-west spine connects the train station in Morris Plans down Malapardis Road to the end of Eden Lane at the southern end of the Township and connects Morris Plans, Morris Plains Train Station, Community Park in Morris Plains, Mountain View Road School, Malapardis Park, Central Park and Black Meadows Preserve. ▪ The Hanover Plan shows facilities connections which are generally consistent with the Morris County Plan, however, the County Plan includes much less detail and fewer proposed facilities. 	

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PEDESTRIAN & BICYCLE ROUTES PLAN



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